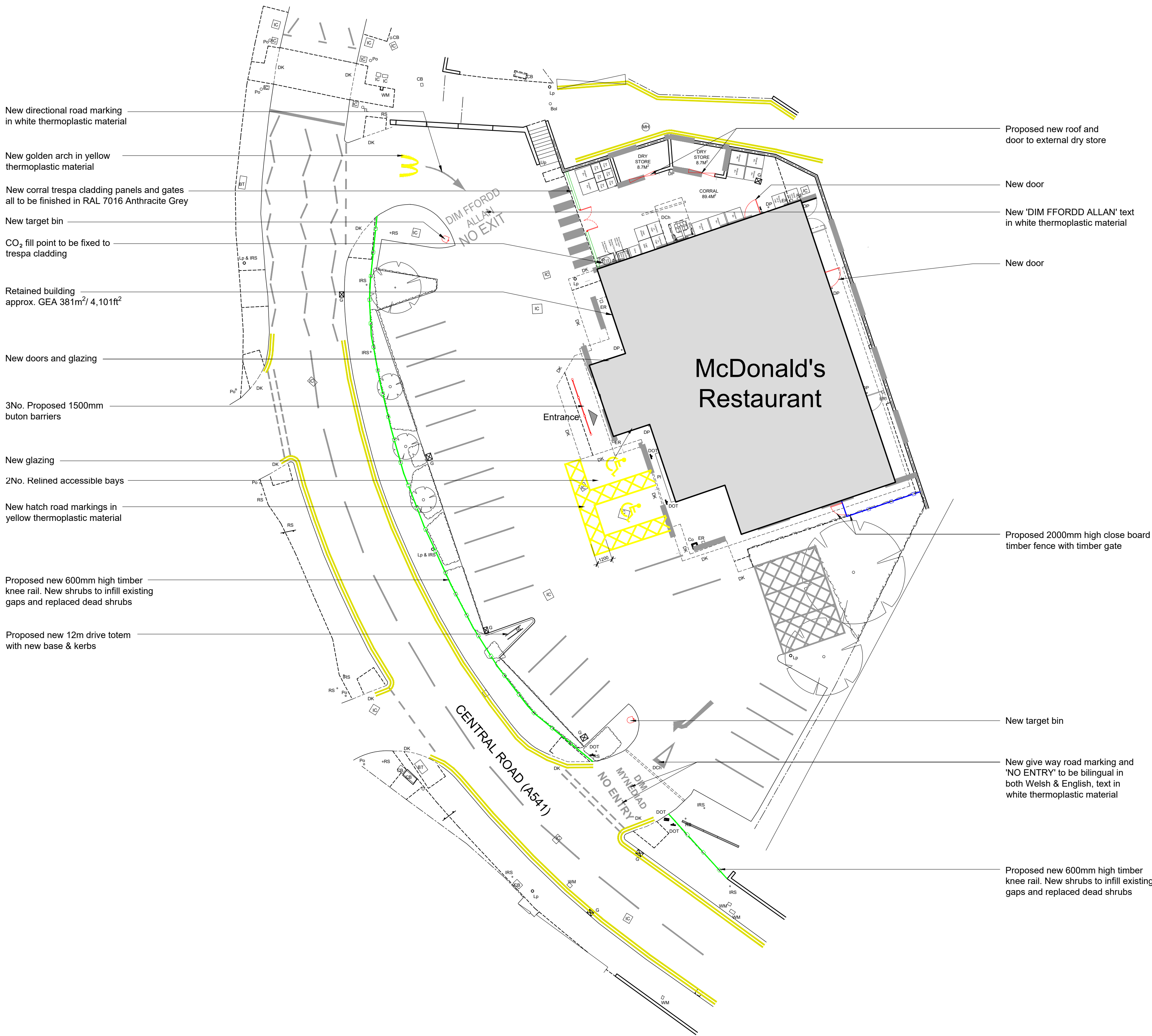
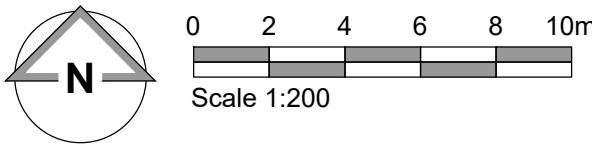




- Note**
- Car park lining to be refreshed
 - Block paving to be tidied up and jet washed clean
 - Lamp posts heads to be re-lamped with new LED fixtures
 - All drainage & services to be checked by others

- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences.
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **At Design Workshops**

Principal Designer: **CSS**

Unless noted below, all known hazards have been highlighted on the drawing:

Drawing based on:

- Glanville, Drawing No. 4230138/4101 revA dated 22/11/2023 and OS Pro map.
- Extent of McDonald's Demise indicated:
- Site boundary location subject to confirmation
- Layout subject to confirmation of swept path analysis by Highways Engineer for 16.5m HGV for deliveries.
- Internal layout subject to full building survey and detailed design

Notes:
All drawings to be read in conjunction with all other drawings as noted on issue sheet.

Schedule of Areas	
Proposed Site Area (Hectares)	0.0462
Proposed Building (GEA / m²) (Excluding Corral)	381

Schedule of Parking	
Proposed Accessible Bays	02
Proposed General Bays	26
Proposed Total Bays	28

PROPOSED SITE FINISHES	
TARMACADAM - CAR PARK	
MARSHALLS 200X100 CHARCOAL KEBLEK PAVING - PATIO	
TARMACADAM - FOOTPATHS CHARCOAL	
TURF & LOW LEVEL SHRUBS - SOFT LANDSCAPING	
BRUSHED CONCRETE DT LANE WHERE ROAD MARKINGS AND DELIVERY ROUTE	
PROPOSED 600mm HIGH TIMBER KNEE RAIL	
PROPOSED 2000mm HIGH CLOSE BOARD TIMBER FENCE AND GATE	
TACTILE BLISTER PAVING	
TARGET BIN	
1/2" DENOTES LAMP POST	LP
150mm DIAMETER STAINLESS STEEL PROTECTIVE BOLLARD	BOL

C	02/02/2024	LMD	JJS
New widened door to rear elevation. Whittling text in Welsh & directional arrow added. Additional DOT added to exit. Corral entrance doors updated			
B	18/12/2023	AT	MC
Parking schedule and annotation updated on drawing			
A	06/12/2023	LMD	JJS
Updated to suit Marcon comments received: 06/12/2023 - New kerbs to totem added - Annotation updated			
-	06/12/2023	LMD	JJS
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status Purpose of Issue			
S2	For Information		
drawing stage	Planning		
client	McDonald's Restaurants Ltd		
project	store		
	Wrexham Pizza Hut Conversion	1996	
drawing title	Proposed Site Plan		
date	06/12/2023	drawn	LMD
scale@A1	1:200	checked	JJS

PLANNING

Proposed Site Plan